

Introduced by \_\_\_\_\_ Council Bill No. R 1-07

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located on the south side of Richland Road at its intersection with St. Charles Road (4102 East St. Charles Road).

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. A verified petition requesting the annexation of certain lands owned by Norman and Victoria Sisson was filed with the City on November 24, 2006. A copy of this petition, which contains the description of the property, marked "Exhibit A," is attached to and made a part of this resolution.

SECTION 2. The land proposed to be annexed lies in an unincorporated portion of Boone County, which is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

SECTION 3. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on January 16, 2007 at 7:00 p.m. in the City Council Chamber of the Daniel Boone Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 4. The City Clerk is directed to cause notice of this hearing to be published at least seven days prior to the date of the hearing in two newspapers of general circulation in Boone County, Missouri, which are qualified to publish legal matters.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Norman and Victoria Sisson, husband and wife, hereby petition the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, state the following:

- 1. Norman & Victoria Sisson are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Legal Description - see attached Missouri General Warranty Deed

- 2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. Norman & Victoria Sisson request that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioners request that the property be zoned A-1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

Dated this 24 day of November, 2006.

STATE OF MISSOURI )
) ss.
COUNTY OF BOONE )

RECEIVED

NOV 24 2006

PLANNING DEPT.

VERIFICATION

The undersigned, Norman & Victoria Sisson, husband and wife, being of lawful age and after being duly sworn state and verify that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

[Signature]
Norman Sisson

[Signature]
Victoria Sisson

Subscribed and sworn to before me this 24th day of November, 2006.

[Signature]
Notary Public

My commission expires: 12-2-08



SHEELA AMIN
My Commission Expires
December 2, 2008
Boone County
Commission #04644578



Recorded In Boone County, Missouri  
 Date and Time 04/18/2005 at 11:23:30 AM  
 Instrument # 2005009538 Book 2705 Page 14

Grantor TRACY, RICHARD LEE  
 Grantee SISSON, NORMAN S

Instrument Type WD  
 Recording Fee \$27.00 S  
 No of Pages 2

*Bettie Johnson*  
 Bettie Johnson, Recorder of Deeds



RECEIVED

NOV 24 2006

PLANNING DEPT.

Boone-Central Title Company  
 File No. 0511085

## Missouri General Warranty Deed

This Indenture, Made on 15th day of April, 2005, by and between

Richard Lee Tracy and Lisa Kay Tracy, husband and wife,  
 as GRANTOR, and

<sup>S.</sup>  
 Norman S. Sisson and Victoria J. Sisson, husband and wife,

as GRANTEE, whose mailing address is: ~~122 Boonville Road~~ 4102 St Charles Road  
~~Jefferson City, MO 65109~~ Columbia MO 65201

Property Address: 4102 St. Charles Road, Columbia, MO 65201

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit:

**A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, AND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AS SHOWN AND DESCRIBED BY SURVEY RECORDED IN BOOK 448, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.**

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons

whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

*Richard Lee Tracy*  
 Richard Lee Tracy

*Lisa Kay Tracy*  
 Lisa Kay Tracy

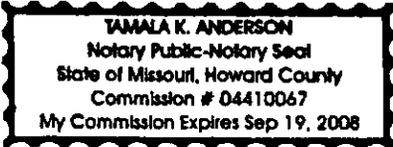
State of Missouri }  
 } ss:  
 County of Boone }

On this 15th day of April, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
**Richard Lee Tracy and Lisa Kay Tracy, husband and wife**  
 to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

My Term Expires: 9/19/08

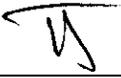
*Tamala K. Anderson*  
 Christy L. McDow  
 Notary Public  
*Tamala K. Anderson*



Source

Timothy Teddy

**TO:** City Council  
**FROM:** City Manager and Staff   
**DATE:** December 20, 2006  
**RE:** Voluntary annexation of approximately 4.01 acres of land owned by Norman and Victoria Sisson, located on the south side of Richland Road at its intersection with St. Charles Road (4102 E. St. Charles Road) (Case 14-ANX-06)



Fiscal Impact

YES

NO



Other Info.

EXECUTIVE SUMMARY

The above request is for voluntary annexation of land which lies south of the present City limits in the east part of the City. The applicants are requesting A-1 (Agricultural District) as permanent City zoning on the property. At present the property is zoned Boone County R-S (Single-Family Residential District), which is equivalent to City R-1 zoning. The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its January 4, 2007 meeting.

Existing conditions on the site are as follows:

There is an existing single-family house on the northeast part of the property. The rest of the site is gently-sloping and has scattered tree cover. There is a pond in the southwest corner of the site. The property is within the Grindstone Creek drainage basin.

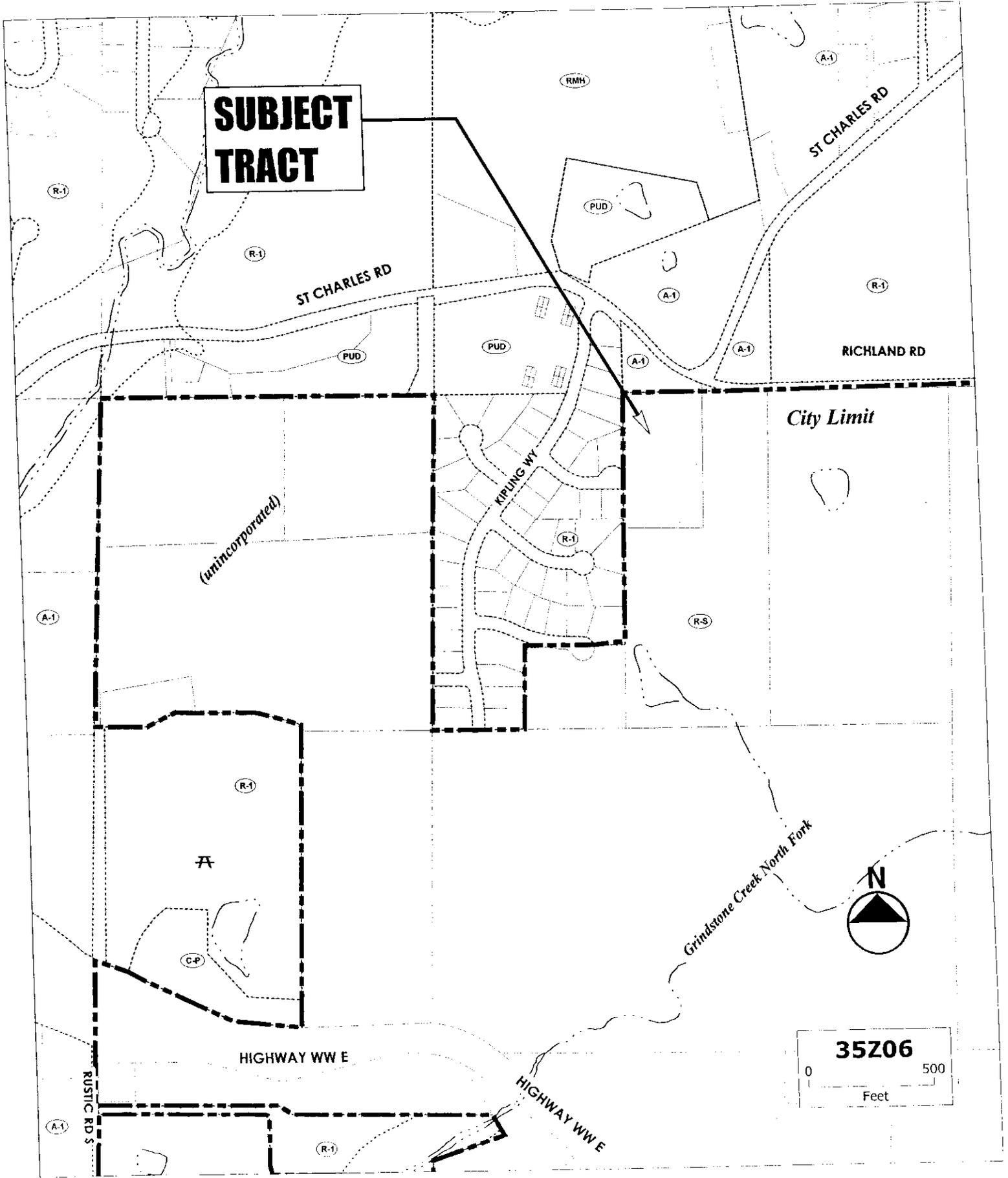
Utility and emergency response services information is as follows:

- The site is within Boone Electric Cooperative's service territory.
- The site is within Public Water Supply District No. 9's service territory.
- City sanitary sewer lines are located west of the subject site in the Wellington Manor Subdivision. The applicants' house on the site uses a septic tank, which is failing. They wish to connect to the City's sanitary sewer system as soon as possible.
- The Boone County Regional Fire Protection District will provide fire protection services to the subject property.

SUGGESTED COUNCIL ACTION

If the Council finds the request for annexation reasonable and necessary to proper development of the City, a resolution should be passed setting a public hearing and introduction of an ordinance for January 16, 2007.

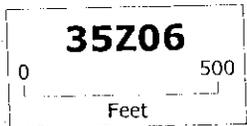
**SUBJECT TRACT**



*City Limit*

*(unincorporated)*

Grindstone Creek North Fork



**35206**

**SUBJECT  
TRACT**

R-1

ST CHARLES RD

PUD

PUD

A-1

RICHLAND RD

A-1

City Limit

(unincorporated)

KPLING WY

R-1

R-S

Grindstone Creek North Fork

35Z06



R-1

RMH

PUD

A-1

ST CHARLES RD

R-1

A-1

## Master Tech Plumbing

573-445-7283 office  
573-446-5901 Fax  
5150 Interstate 70 Drive SW  
Columbia, Missouri 65203

21 November 2006

Scott Sisson  
4102 St. Charles Road  
Columbia, MO 65202

Mr. Sisson,

This letter is follow up on our service call to your home. After we pumped your septic tank, it began to collapse. We quickly refilled the tank with fresh water to limit any potential additional damage. This system will not last much longer.

I fully expect that your system will back up into your home during the next big rain. Furthermore, I recommend that you do not put any paper down the toilet. If paper is placed in the toilet, you risk back up. If you sewer backs up again, it is likely we will not be able to unclog the stoppage.

I also recommend a water alarm ASAP for your basement. When your system backs up again, it will back up into your basement. We have water alarms here at our office you can purchase.

It looks like you will need your system engineered and possible a main extension. Let me know if I can be of assistance.

Russ Duker  
Master Tech Plumbing

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